



VINCENT JAMES
ESTATE AGENTS

17 MUSKETT DRIVE,
NORTHWICH, CW8 4YP

£250,000



Vincent James Estate Agents are delighted to present this three bedroom semi-detached home, which has been thoughtfully designed to a very high standard. Those looking to move to the area will benefit from a range of fantastic local amenities and great walks/transport links. Within the property, you can find an Entrance Vestibule, which leads into the Lounge. Additional to the ground floor is a Modern Kitchen Diner and Downstairs WC. As you head upstairs, you are greeted by a spacious landing, which connects to all three spacious bedrooms, and the Family Bathroom. There is also an en-suite to the Master Bedroom. Externally, there is a driveway for two vehicles, and also a easily maintainable Rear Garden. This property is offered on a Freehold basis!

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Entrance Vestibule



Featuring a staircase, bespoke wood panelling and connects into the Lounge. Accessed via the front entrance door.

Lounge



Carpeted and cozy, featuring a double glazed window to the front elevation and also a radiator.

Kitchen Diner



Fitted with a range of wall, drawer and base units with worksurfaces above. Integral Fridge Freezer, Oven, Four Ring Hob and Hood overhead, Dishwasher and Washer Dryer. Access to the Downstairs WC. French doors to the rear.

Downstairs WC



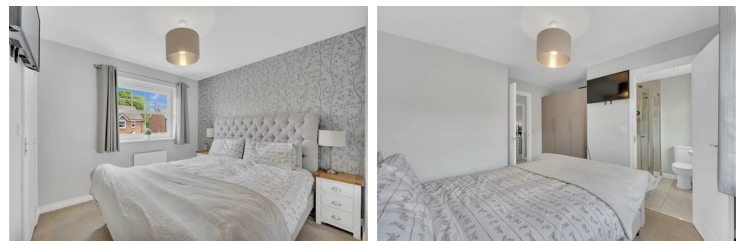
Spacious. With a low level WC, Hand wash basin and a radiator to the wall. Tiled splashback.

Landing



Connecting to all bedrooms and the family bathroom. Loft access. Radiator. Double glazed window.

Master Bedroom



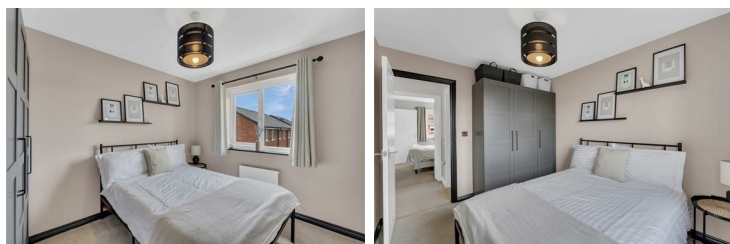
With a double glazed window to the front elevation, a radiator and access to the en-suite.

En-Suite



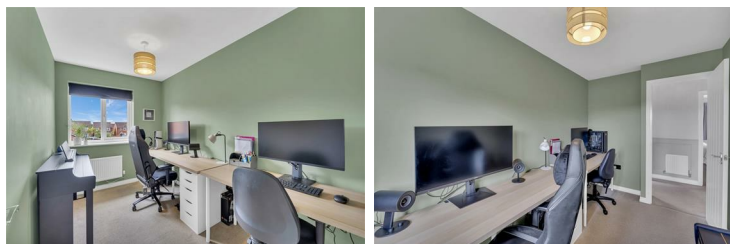
Low level WC, Hand wash basin, Shower, Double glazed frosted window to the front elevation.

Bedroom Two



With a double glazed window to the rear, and a radiator.

Bedroom Three



Doubling up as an office space, with a double glazed window to the rear and a radiator.

Family Bathroom



Panelled bathtub with overhead shower, Low level WC, Hand wash basin.

Externally - Front



Driveway with two spaces. Gated side access to the rear aspect of the home.

Externally - Rear



Lawned garden with planting beds and a paved patio area. Gated side access to the front.

Extra Information

Tenure: Freehold

Length of lease: N/A

Annual Ground Rent: N/A

Service Charge: £120 per year approx

Service Charge Review Period: TBC

Council Tax Band: C

Anti Money Laundering

All perspective buyers please note that once an offer is accepted on one of our properties this is subject to a chargeable Anti Money Laundering check – please contact a member of the team for more information and charges applicable.

Financial Qualification

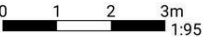
Please note all offers made by a potential purchaser will be subject to qualification by our team of financial advisors.



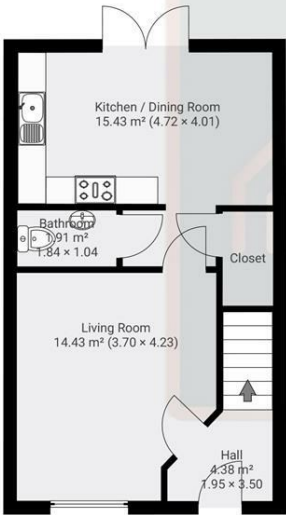
17 Muskett Drive,
Winnington

DETAILS
Total area: 80.85 m²
Living area: 75.39 m²
Floors: 2
Rooms: 12

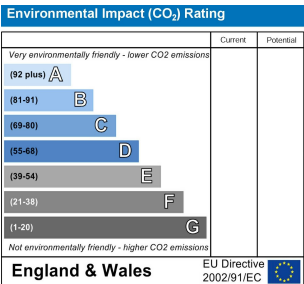
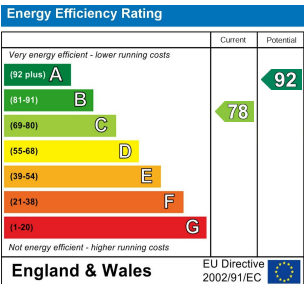
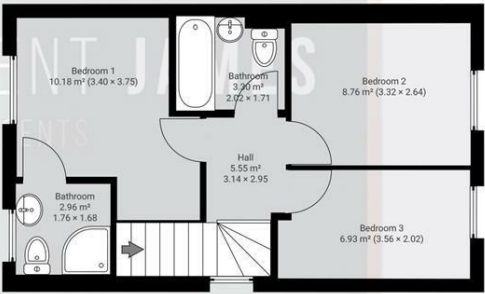
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▼ **Ground Floor** TOTAL AREA: 43.20 m² • LIVING AREA: 37.75 m² • ROOMS: 6



▼ **1st Floor** TOTAL AREA: 37.65 m² • LIVING AREA: 37.65 m² • ROOMS: 6



THESE PARTICULARS, WHILST BELIEVED TO BE ACCURATE ARE SET OUT AS A GENERAL OUTLINE ONLY FOR GUIDANCE AND DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT. INTENDING PURCHASERS SHOULD NOT RELY ON THEM AS STATEMENTS OF REPRESENTATION OF FACT, BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THEIR ACCURACY. NO PERSON IN THIS FIRMS EMPLOYMENT HAS THE AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY IN RESPECT OF THE PROPERTY.

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